



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order....**

Invocation

**Chairperson Hall**

Tony Atkins

Pledge of Allegiance

**Quorum**

Dean Thompson

**Chairperson Hall**

**Quorum present with 100% of members present.**

**Approval of Minutes for October 4, 2007**

**Chairperson Hall**

**Commissioner Atkins moved to approve the minutes of October 4, 2007 with the change outlined by Commissioner Thompson. Commissioner Thompson seconded. Motion carried 3- 0-2 (Commissioners Hall and Garniewicz abstained).**

**Reading of the Agenda**

**Director Browning**



#### Approval of the Agenda

Chairperson Hall

Commissioner McGuire moved to approve the agenda as presented. Commissioner Garniewicz seconded. Motion carried 5 - 0.

#### Old Business

##### Preliminary Plat

Staff

1. **Berkley Hills II**, William Few Parkway, Zoned R-2, 66 lots, 36.20 acres, *Commission District 3*.  
Commissioner McGuire moved to approve the preliminary plat for Berkley Hills II with all staff conditions included. Commissioner Garniewicz seconded. Motion carried 5-0.

#### New Business

##### Final Plat

Staff

2. **Carriage Hills V**, Surrey Lane, Zoned R-2, 13 lots, 5.25 acres, *Commission District 1*.  
Commissioner Garniewicz moved to approve the final plat for Carriage Hills V with all staff conditions included. Commissioner Thompson seconded. Motion carried 5-0.

##### Preliminary Plat

Staff

##### Rezoning

Staff



3. **RZ 07-10-09**, Rezone Tax Map 072E Parcel 002, 0.25 acre located at 252 North Belair Road, from R-2 to P-1. *Commission District 3.*  
**Commissioner Hall declared the public hearing closed. Commissioner McGuire moved to approve RZ 07-10-09 from R-2 to P-1 with all staff conditions included. Commissioner Garniewicz seconded. Motion carried 5-0.**
4. **RZ 07-10-10**, Rezone Tax Map 058 Parcel 016 and a portion of Tax Map 058 Parcel 015A, a combined acreage of 7.22 acres located at 5212 N. Tubman Road and on Washington Road, from R-A to S-1. *Commission District 3.*  
**Commissioner Hall declared the public hearing closed. Commissioner Garniewicz moved to approve RZ 07-10-10 from R-A to S-1 with all staff conditions included. Commissioner Thompson seconded. Motion carried 5-0.**
5. **RZ 07-10-11**, Rezone Tax Map 024 Parcel 053, 3.51 acres located at 6338 Ridge Road, from R-4 to S-1. *Commission District 3.*  
**Commissioner Hall declared the public hearing closed. Commissioner Thompson moved to approve RZ 07-10-11 from R-4 to S-1 with all staff conditions included. Commissioner McGuire seconded. Motion carried 5-0.**
6. **RZ 07-10-12**, Rezone a portion of Tax Map 050 Parcels 001 and 002, 8 acres located on Columbia Road, from R-A to M-2. *Commission District 3.*



Commissioner Hall declared the public hearing closed. Commissioner Thompson moved to approve RZ 07-10-12 from R-A to M-2 with all staff conditions included and the added condition that a 40-foot opaque vegetated screen must be provided along the entire frontage of the property along Columbia Road. Commissioner Garniewicz seconded. Motion carried

5 - 0.

7. **RZ 98-08-01**, Revision to Riverwood Plantation – Champions Retreat Golf Maintenance Facility, Tax Map 065 Parcel 003, 1.6 acre portion, zoned PUD, Commission District 3.  
Commissioner McGuire moved to approve the revision to the PUD for RZ 98-08-01 with all staff conditions included and the added condition that an opaque vegetated buffer must be provided along Champions Parkway. Commissioner Garniewicz seconded. Motion carried  
5 - 0.

#### Variation

#### Staff

8. **VA07-10-02**, request for a variation from Section 90-96(c)(5), *Evans Town Center Overlay District (ETCO)*, Doors; Tax Map 072 Parcel 245, 0.66 acre located at 4393 Washington Road.  
*Commission District 3.*

Commissioner Hall declared the public hearing closed. Commissioner Garniewicz moved

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to approve the variation for overhead doors for VA 07-10-02 with all staff conditions included. Commissioner Thompson seconded. Motion carried 5-0.

Staff Comments  
Public Comments  
Adjourn.....

**Meeting Adjourned at 7:03 p.m.**

Staff  
Chairperson Hall  
Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



Board/Commission	Date	Time	Location
<b>Planning Commission</b>	October 18, 2007	6:30 PM	Evans Government Center Auditorium
<b>Planning and Engineering Services Committee</b>	October 23, 2007	8:00 AM	Evans Government Center Auditorium
<b>Planning Commission</b>	November 1, 2007	6:30 PM	Evans Government Center Auditorium
<b>Board of Commissioners</b>	November 6, 2007	6:00 PM	Appling Courthouse
<b>Planning Commission</b>	November 15, 2007	6:30 PM	Evans Government Center Auditorium
<b>Board of Commissioners</b>	November 20, 2007	6:00 PM	Evans Government Center Auditorium
<b>Planning and Engineering Services Committee</b>	November 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, November 6, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, November 2, 2007 to place their name on the agenda for presentation.